

# City of Alameda Code Enforcement Abatement Fund





# **Abatement of Unsafe, Dangerous and Substandard Buildings**

- **AMC 13-9: Notices and Orders of the Building Official**
  - Building Official determines building is unsafe, dangerous or substandard.
  - Building Official issues a Notice and Order outlining the nature and the extent of the violations and orders them abated.
- **AMC 13-9.1: Appeal of Notice and Order**
  - Property Owner may appeal the determination of the Building Official to an independent Hearing Officer within 10 days.
- **AMC 13-9.2: Administrative Hearing**
  - An Administrative Hearing is held between 10 to 60 days from date of Notice and Order before an independent Hearing Officer.

- **AMC 13-9.3: Appeal of Decision of Hearing Officer**

- Property Owner may appeal the determination of the Hearing Officer to the Housing and Building Code Appeals Board within 10 days.
- A hearing is held between 10 to 60 days from date of Notice and Order.
- Decision of the Housing and Building Code Appeals Board is final.

- **Failure of Property Owner to Abate Violations**

- Should the property owner fail to abate the violation(s), the City may elect to proceed with administrative abatement proceedings.

- **AMC 13-9.4: Cost Recovery**

- Following abatement completion by the City, a statement of costs of enforcement, abatement and related administrative expenses is delivered to the property owner.
- Should the property owner fail to pay the statement of costs within 30 days, the Building Official schedules a hearing with the City Council for consideration of imposing a Special Assessment Lien.





# How Would a City Abatement Fund Work?

- Revolving fund for completion of minor repairs and cosmetic improvements to unsafe, dangerous and substandard buildings
- Projects identified and prioritized by Building Official per Council direction
- Replenished through Special Assessment Liens
- Initial City investment of \$25,000 to \$50,000 encumbered from the Community Development Revenue Fund Balance
- No financial contribution from or risk to the General Fund

# **Typical Abatement Projects**

Standard abatement projects

Average \$5,000 to \$50,000 / project



# Hoarding and Debris



**Abatement:**

Trash Removal

Interior and Exterior



# Life Safety Issues



## Abatement:

Correction of unsafe building elements

Removal of hazardous accessory structures



# Vacant, Dilapidated Buildings



## Abatement:

Life Safety Repairs

Weatherization

Exterior Paint

Abandoned Vehicle Removal

Yard Work



# Needs Abatement





# Successful Abatement

